



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 47]

HYDERABAD, FRIDAY, SEPTEMBER 12, 2014.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATIONAL USE ZONE TO RESIDENTIAL USE ZONE IN GUTTALA BEGUMPET (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT, (TOTAL PLOT REGULARIZED UNDER ULC AND ROADS AREA) - CONFIRMATION.

[G.O.Ms.No. 3, Municipal Administration and Urban Development (II), 10th September, 2014.]

Whereas, based on the reports furnished by the MC, HMDA / Commissioner, GHMC on the proposed change of land use from Recreational use zone to Residential use zone in Sy. No. 14/P of Guttala Begumpet (V), Serilingampally (M), Ranga Reddy District, to an extent of 6.87 Acres (27843.34 Sq. Mtrs.) (Total Plots regularized under ULC and roads area) Government have issued draft variation notification, vide Government Memo. No. 30068/11/2011-9, MA&UD (II) Department, dt. 16-07-2013 in the matter, wherein the open space area mentioned as 4507.00 Sq. Mts. and road area in 9098.00 Sq. Mts. as against 3581.87 Sq. Mts. open space area and road area is 10023.29 Sq. Mts. to be handed over by the applicant to the GHMC free of cost.

And whereas, after issue of the above draft variation notification the applicant made representation stating that there is a discrepancy in the draft variation in respect of the open spaces and road area. The correct open space area is 3581.87 Sq. Mts. and road area is 10023.29 Sq. Mts. which is to be handed over to GHMC. The remarks of the Commissioner, GHMC has been called for on the representation of the applicant.

And whereas, the Commissioner, GHMC has stated that the layout open space area and roads area have been verified with the layout and observed the following area details:

- Total extent as per layout : 33285.11sq.mts(8.22 Acres)
- Plotted area : 19679.95sq.mts (4.86 acres)
- Total plot area
 - Regularized under ULC : 18745.18Sq.mtrs (4.63 acres)
- Area not Regularized under ULC : 934.77sq.mts (0.23acres)
- Open area : 3581.87 Sq.mts
- Roads area : 10023.29 sq.mts

The Commissioner GHMC has therefore reported that the applicant shall handover the total extent of open space and roads area i.e 13605.16sq.mts to GHMC at free of cost, and also the applicant shall form 80 feet wide road katcha road from Ayyappa Society which is passing on the northern side of site under reference.

And whereas, in the circumstances reported by the Commissioner, GHMC, vide Government Memo.No.30068/I1/2011-10, Municipal Administration and Urban Development Department, dated 24.10.2013, Government have desired to issue a revised draft variation for change of land use from Recreational use zone to Residential use zone in Sy.No.14/P of Guttala Begumpet (V), Serilingampally (M), Ranga Reddy District, to an extent of 6.87 Acres (27843.34 Sq.Mtrs.,) (total plot regularized under ULC and roads area) subject to conditions that the applicant shall be handover the area getting affected in the proposed 24 Mtrs., road in the CDA Master Plan to GHMC free of cost; the applicant shall not disturb the outflows and inflows to the tank and shall not discharge any waste water sullage and sewage into the tank; the layout open space to an extent of 3581.87 Sq.Mtrs., including 270 Sq.Mtrs., buffer zone may be kept as open space and shall be handover to the GHMC free of cost, and remain as recreational use zone; the road area in the layout shall be handover to the GHMC free of cost to an extent of 10023.29 Sq.Mtrs., the applicant shall handover the total extent of open space and roads area i.e 13605.16sq.mts to GHMC at free of cost; the applicant shall form 80 feet wide katcha road from Ayyappa Society which is passing on the northern side of the site under reference; the applicant shall comply with the conditions contained in Letter No.EE/NTD/HD/DB/BNGR/2012/855, dated 15.06.2012 of the Executive Engineer, North Tanks Division, Hyderabad among other usual conditions.

Accordingly, a notification was issued to the land use envisaged in the CDA Master Plan, which was proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), and same was published in the extraordinary issue of Andhra Pradesh Gazette No.720, Part-I, dated 31.10.2013 calling for objections and suggestions on the proposed change of land use. No objections or suggestions have been received from the public within the stipulated period by the Government/HMDA.

5. Now, therefore in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), Government hereby makes the following variation to the land use envisaged in the notified CDA Master Plan, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No.14/P of Guttala Begumpet (V), Serilingampally (M), Ranga Reddy District, to an extent of 6.87 Acres (27843.34 Sq.Mtrs.,) (total plot regularized under ULC and roads area) which is presently earmarked for Recreational use zone in the CDA Master Plan is designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Greater Hyderabad Municipal Corporation before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, if any clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
13. that the applicant shall handover the area getting affected in the proposed 24 Mtrs., road in the CDA Master Plan to GHMC free of cost.
14. that the applicant shall not disturb the outflows and inflows to the tank and shall not discharge any waste water sullage and sewage into the tank.
15. that the layout open space to an extent of 3581.87 Sq.Mtrs., including 270 Sq.Mtrs., buffer zone may be kept as open space and shall be handover to the GHMC free of cost, and remain as recreational use zone.
16. that the road area in the layout shall be handover to the GHMC free of cost to an extent of 10023.29 Sq.Mtrs.,
17. the applicant shall handover the total extent of open space and roads area i.e 13605.16sq.mts to GHMC at free of cost.
18. the applicant shall form 80 feet wide katcha road from Ayyappa Society which is passing on the northern side of the site under reference.
19. that the applicant shall comply with the conditions contained in Letter No.EE/NTD/HD/DB/BNGR/2012/855, dated 15.06.2012 of the Executive Engineer, North Tanks Division, Hyderabad.
20. As the layout is unauthorized, the applicant would get layout appropriately approved / compounded from the competent authority.
21. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos.13/P and 14/P Guttala Begumpet (V).
SOUTH : Sy.No.27 of Guttala Begumpet (V).
EAST : Sy.Nos.15/P and 16/P Guttala Begumpet (V).
WEST : Proposed 24 Mtrs., road in the notified CDA Master Plan.

Dr. S.K. JOSHI,
Principal Secretary to Government.

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